

# State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor George E. Meyer, Secretary Gloria L. McCutcheon, Regional Director Southeast Regional Headquarters 2300 N. Dr. ML King Drive, PO Box 12436 Milwaukee, Wisconsin 53212-0436 Telephone 414-263-8500 FAX 414-263-8483 TDD 414-263-8713

July 28, 1999

AMERCO Real Estate Company 2721 North Central Avenue Suite 700 Phoenix, AZ 85004

Subject: Closure Request, U-Haul Company Center #75082, 7677 West Appleton Avenue, Milwaukee, WI. FID# 241081390, BRRTS# 03-41-003360

Dear Ms. Vicki Margaritis:

At the request of your environmental consultant, Cooper Environmental, we have reviewed the U-Haul Company Center #75082 Site for flexible closure. Based on the information submitted on March 31, 1999 in the report titled "Closure Review Request" the Department concur s with Cooper's recommendation for closure.

The groundwater contamination levels for Benzene, Naphthalene and Xylene at this site are above enforcement standards (ES) promulgated in Ch. NR. 140, Wisconsin Administrative Code within your property boundary, but showing evidence that natural attenuation is controlling the spread of contamination.

To complete the closure of this site, The following information must be supplied to the Department of Natural Resources:

• A groundwater use restriction must be placed on the property deed at the county register of deeds office which specifies the legal description of the property, the location type and the concentration of the contaminant(s) and includes the following standard language:

Natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch NR 140 groundwater standards within the boundaries of this property. Construction of wells where water quality exceeds the drinking water standards in ch. NR 809 is restricted by chs. NR 811 and NR 812. Special well construction standards or water treatment requirements, or both or well construction prohibitions may apply. Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater to determine what specific requirements are applicable prior to constructing or reconstructing a well on this property.

- All Monitoring wells must be abandoned within 60 days in accordance to ch. NR 141.25, WAC.
- After groundwater use restriction drafts approval, a certified copy of the groundwater use restriction and monitoring well abandonment documentation is received by the Department this site will be in



compliance with ch. NR 726, WAC, and will be officially closed and tracked as such on the department's tracking system.

- For expedient processing, please send all future correspondence to my attention Barbara G. Grundl.
- Interim guidance on institutional controls may be found on the DNR's web site (http://www.dnr.state.wi.us) by searching "RR PDF Documents" or by calling the publication request line at (608) 264-6009.

As always the department reserves the right to reopen this case pursuant to s. NR 726.09, WAC, should additional information regarding site conditions indicate that contamination on or from the site poses a threat to public health, safety or welfare of the environment. When the WDNR receives a copy of the groundwater use restriction and all of the groundwater monitoring wells at the site are abandoned in accordance with WAC NR 141 and the completed abandonment forms submitted to the department this case will be tracked as closed on the department's tracking system. This letter serves as your closure letter, but is technically only valid once we receive the information requested above.

If you have any questions or concerns regarding this letter, please contact me at (414) 263-8546.

Sincerely,

Barbara G. Grundl, P.G.

Butara J Jull

Hydrogeologist

cc:

Sandra K. Barnick - Cooper Environmental

SED Files

226053

CERTIFICATE NO.

STATE OF WISCONSIN MILWAUKEE COUNTY SS.

OFFICE OF REGISTER OF DEEDS

SEAL

I, the undersigned.
Register of Deeds of
Milwaukee County,
hereby certify that
this document is a
true and correct copy
of the original on
file or record in
this office.

Witness my hand and official seal this JAN 2 0 2000 Walter R. Barczak

Document No.

STATE OF WISCONSIN

COUNTY OF MILWAUKEE

### **Groundwater Use Restriction**

## Declaration of Restrictions

In Re: The part of South East 1/4 of Section 4, Township 7 North, Range 21 East, in the City of Milwaukee, bounded and described as follows, to-wit: Commencing at the North line of Arlington Park Addition and the center line of West Appleton Avenue; thence North 31° 23' 35" West along the center line of West Appleton Avenue 103.40 feet to a point; thence South 88° 05'45" West 275.72 feet to a point; thence South 31° 23' 35" East along a line parallel to the center line of West Appleton Avenue, 103.40 feet to a point; thence North 88° 05' 45" East, 275.73 feet to the point of beginning, except the Northeasterly 60 feet thereof for street purposes and the Southwesterly 10 feet thereof for alley purposes.

Lot 1 in Block 10, in Arlington Park Addition, being a part of the South East 1/4 of Section 4, Township 7 North, Range 21 East, in the City of Milwaukee.

Name and Return Address

Recording Area

U-Haul Company of Wisconsin AMERCO Real Estate Company 2721 North Central Avenue, Suite 700 Phoenix, AZ 85004

REEL

7863320

REGISTER'S OFFICE | Milwaukee County, WI

RECORDED AT 1:56 PM

01-20-2000

WALTER R. BARCZAK REGISTER OF DEEDS

**AMOUNT 12.00** 

\_IMAGE

252-9975-110-7 Parcel Identification Number (PIN)

WHEREAS, U-Haul Company of Wisconsin is the owner of the above-described property.

WHEREAS, one or more petroleum product discharges have occurred at this property. The groundwater at monitoring well P- MW01 and extraction well EW01 has been found to be contaminated with petroleum volatile organic compounds (PVOC) in excess of NR 140 groundwater enforcement standards (ES). Groundwater quality samples collected on September 29, 1998 exhibited the following ES exceedances. A benzene concentration of 79 ug/l, a naphthalene concentration of 180 ug/l, total xylene concentration of 753 ug/l, and trimethylbenzene concentration of 838 ug/l at P-MW01. The benzene ES was also exceeded at EW01at a concentration of 53 ug/l. The locations of P-MW01 and EW01 are shown on Exhibit A. WHEREAS, it is the desire and intention of the Property owner to impose on the Property restrictions which will make it unnecessary to conduct further soil or groundwater remediation activities on the Property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140 groundwater standards within the boundaries of this Property. Construction of wells where water quality exceeds drinking water standards in ch NR 809 is restricted by chs NR 811 and NR 812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the Property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this Property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable prior to constructing or reconstructing a well on this Property.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, Mr. Reid L. Riner, AMERCO, asserts that he is duly authorized to sign this document.

IN WITNESS WHEREOF, the owner has executed this Declaration of Restrictions, this \_ \_ day of January 2000.

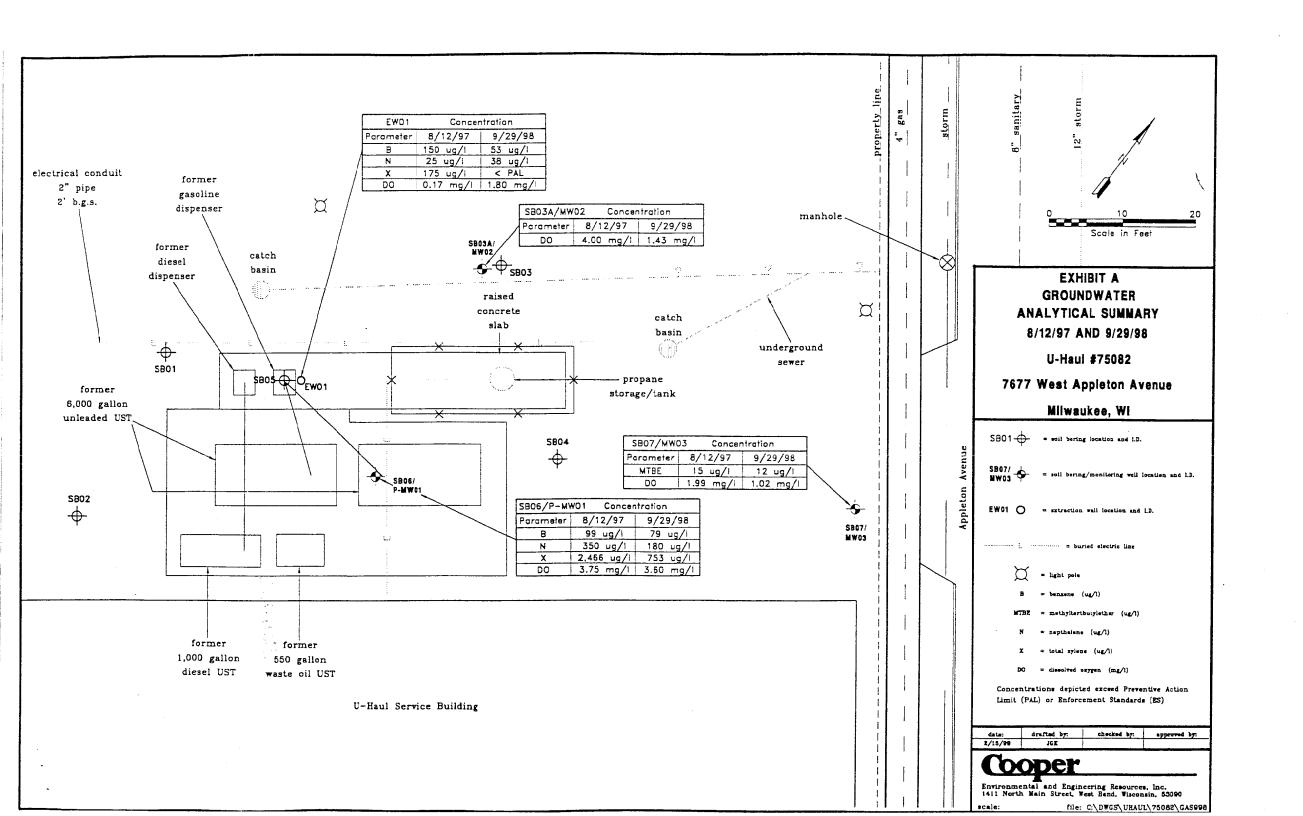
Reid L. Riner Environmental Manager, AMERCO OFFICIAL SEAL
MARIE V. MOORE
Notary Public - State of Arizona
MARICOPA COUNTY My Comm. Expires April 23, 2000

Subscribed and Sworn to before me

\_day of January , 1999. 2000

Notary Public, Wisconsh Asizona My Commission: 4 23-00

This document was drafted by Wisconsin Department of Natural Resources



This Indenture made this <u>QSH</u> day of <u>JANUARY</u> A.D., 1984 between CHRYSLER REALTY CORPORATION, a corporation duly organized and existing under and by virtue of the laws of the State of Gelaware, located in Troy, Michigan, party of the first part, and U-Haul Co. of Wisconsin, East, Inc., a Wisconsin corporation, party of the second part.

WITNESSETH, that the said party of the first part, for One and no/100 (\$1.00) Dollar and other good and valuable consideration—to it paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents goes give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said parties of the second part, their heirs and assigns forever, the following described real estate, situated in the County of Milwaukse and State of Wisconsin, to-wit: TAX KEY NO. 252-9975-110.

### PARCEL A:

Lot 1 in Block 10, in Arlington Park Addition, being a part of the South East 1/4 of Section 4, Township 7 North, Range 21 East, in the City of Milwaukee.

That part of the South East 1/4 of Section 4, Township 7 North, Range 21 East, in the City of Milwaukee, bounded and described as follows, to-wit: Commencing at the North line of Arlington Park Additon and the center line of West Appleton Avenue; thence North 31° 23' 35" West along the center line of West Appleton Avenue, 103.40 feet to a point; thence South 88° 05' 45" West 275.72 feet to a point; thence South 31° 23' 35" East along a line parallel to the center line of West Appleton Avenue, 103.40 feet to a point; thence North 88° 05' 45" East, 275.73 feet to the point of beginning, except the Northeasteriy 60 feet thereof for street purposes and the Southwesterly 10 feet thereof for alley purposes.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first party, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To have and to hold the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to his heirs and assigns forever, subject to restrictions, highways, right-of-way, easements, zoning ordinances and other governmental limitations of use and building taxes for the current year and any conditions which might be disclosed by an accurate inspection and architectural survey of the premises.

And the said CHRYSLER REALTY CORPORATION, party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that the above bargained

# TEL 1612 MAG 1169

premises, in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under said CHRYSLER REALTY CORPORATION, party of the first part, and none other, it will forever WARRANT and DEFEND.

IN WITNESS WHEREOF, the said CHRYSLER REALTY CORPORATION, party of the first part, has caused these presents to be signed by S. H. Cammett, Jr. its Vice President and countersigned by J. A. Asam, its Assistant Secretary, at Troy, Michigan, and its corporate seal to be hereunto affixed, this <u>25H</u> day of <u>Tanuary</u>, A.D. 1984.

SIGNED AND SEALED IN PRESENCE OF:

Sperin Herry

P.J. Tompe

CHRYSLER REALTY CORPORATION

Its: Vice President

James A. Asam

Its: Assistant Secretary

STATE OF MICHIGAN )

COUNTY OF OAKLAND )

This instrument was drafted by:

J. A. Asam 5600 New King St. Suite 350 Troy, Michigan 48098 Notary Public

My Commission Expires: 4-17-84

5693501

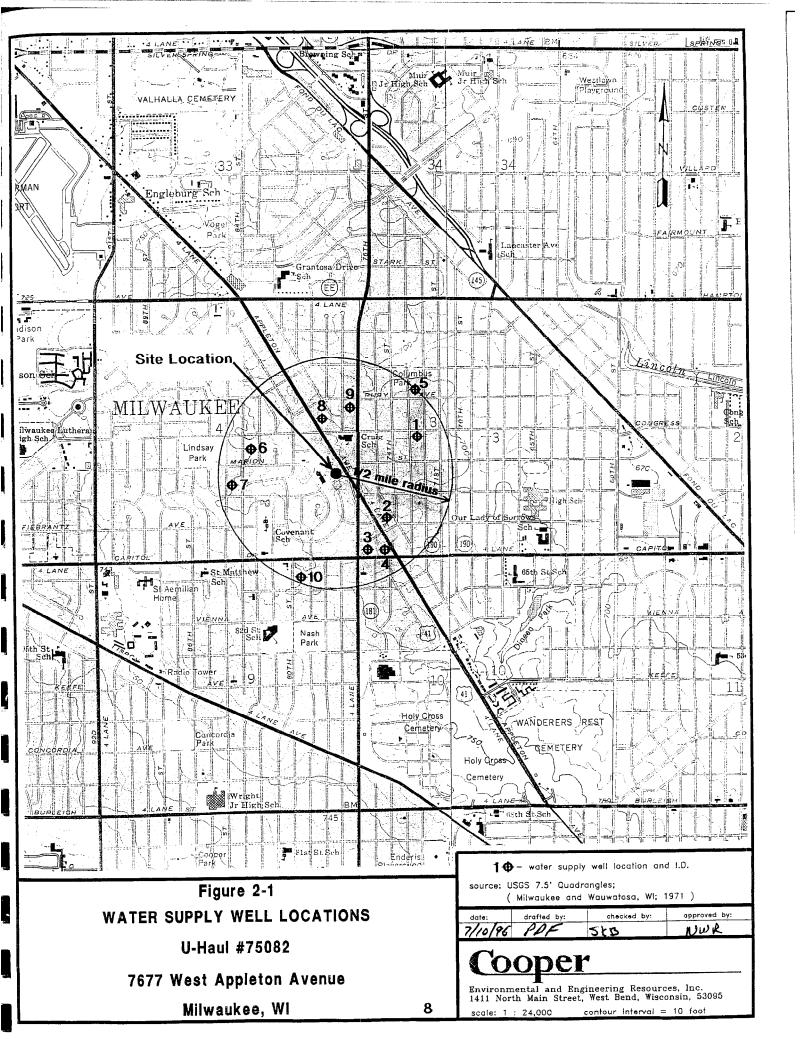
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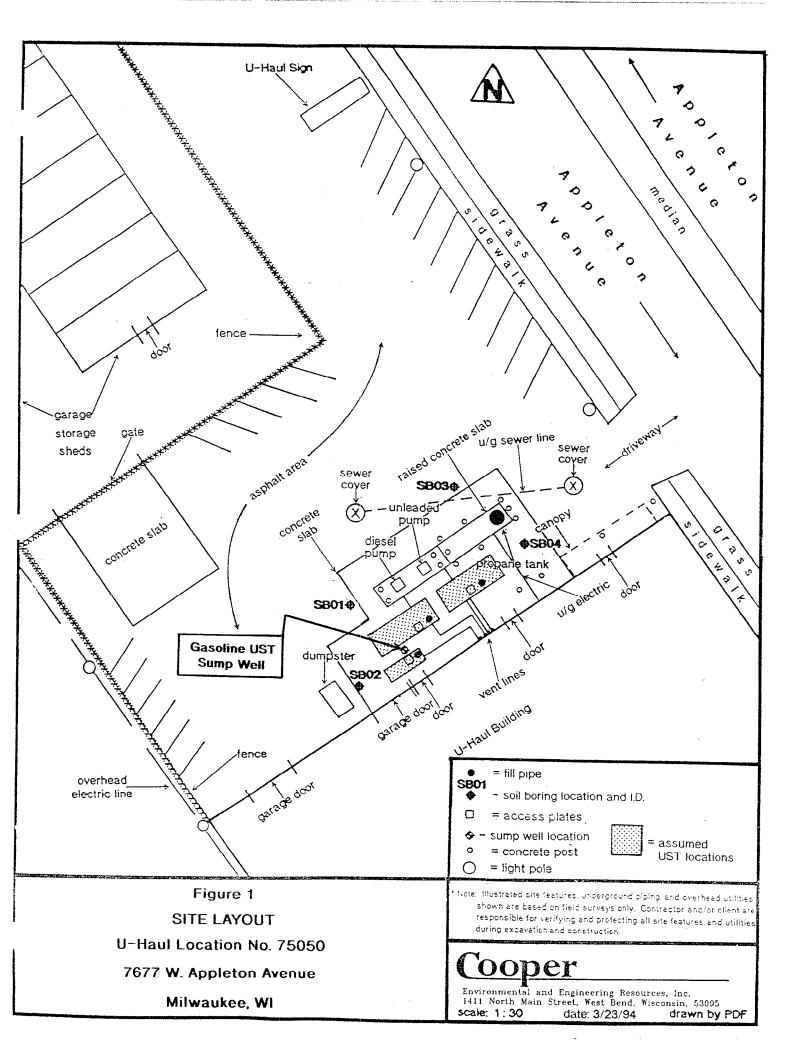
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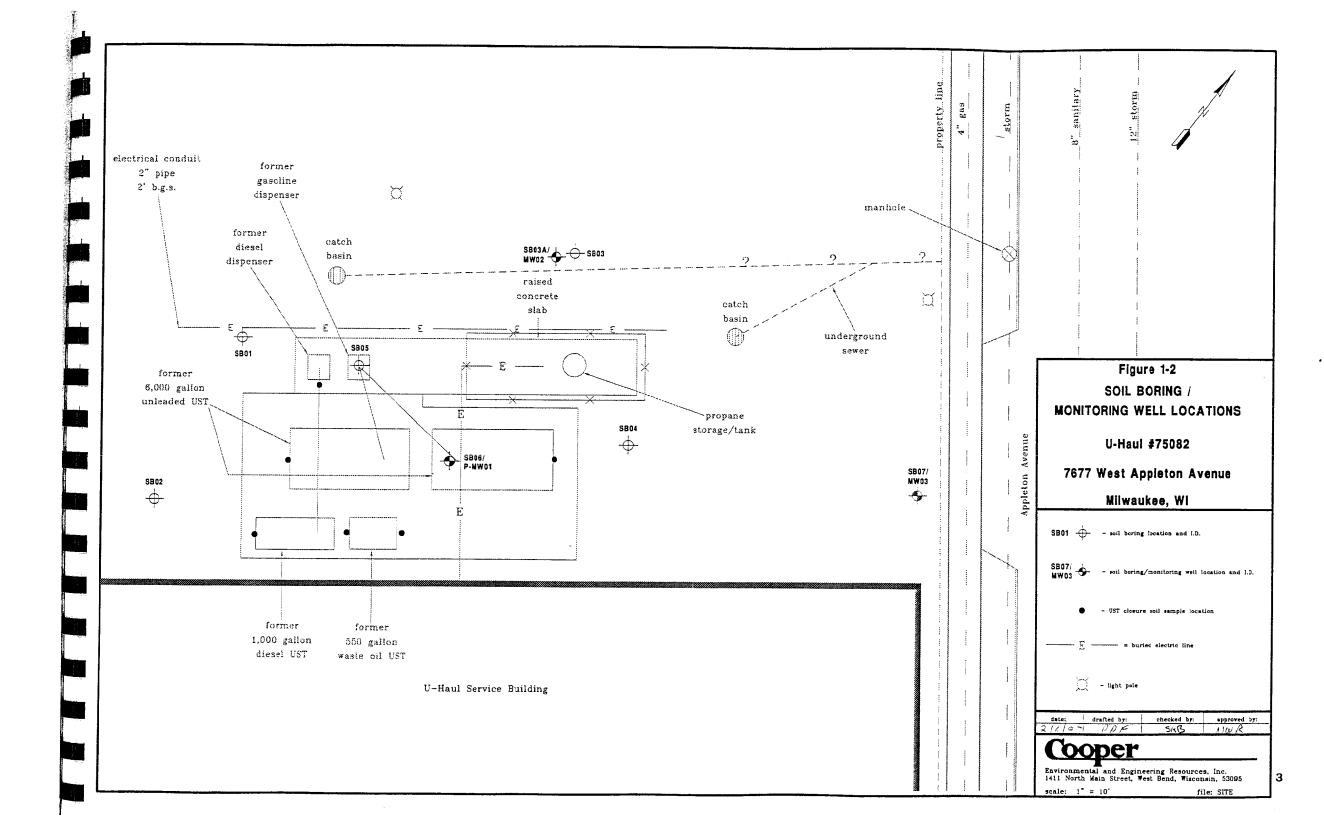
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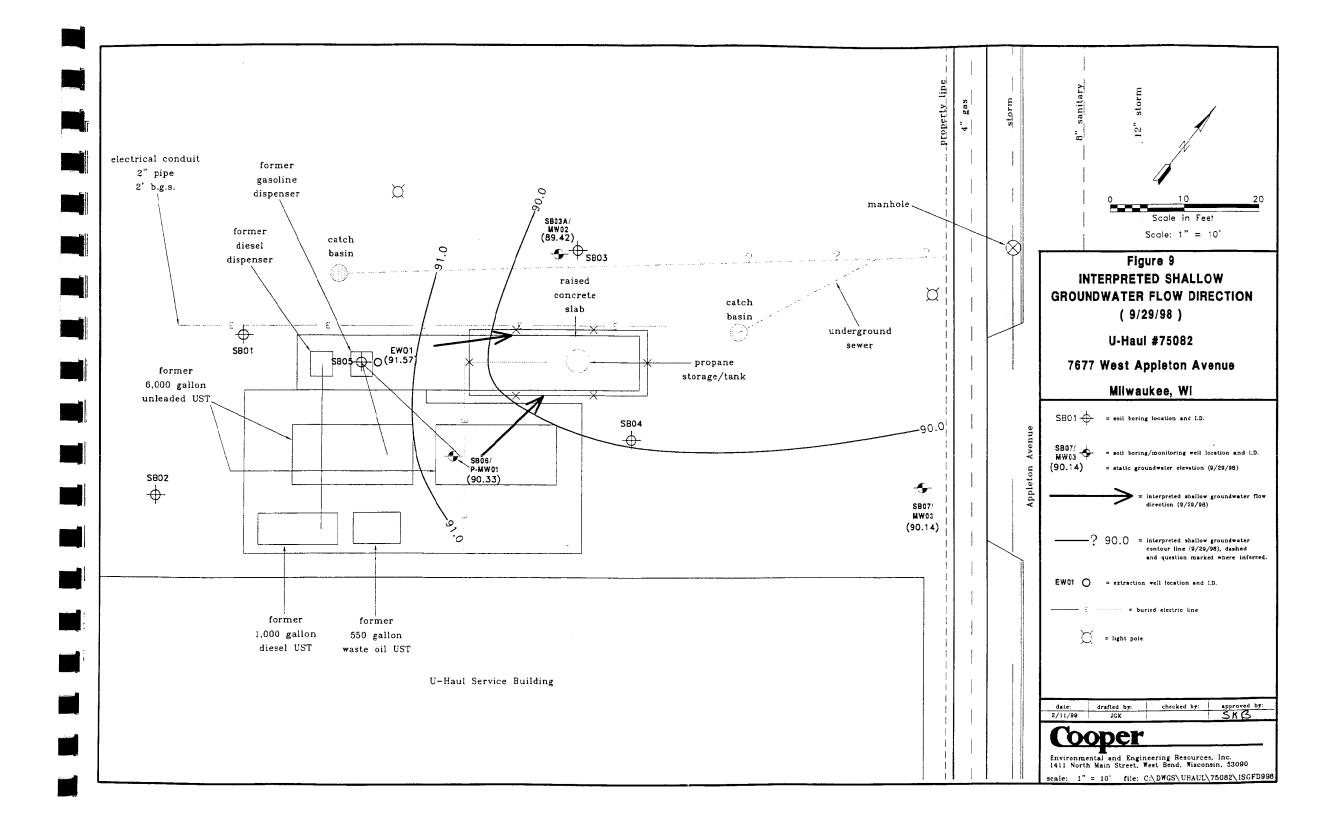
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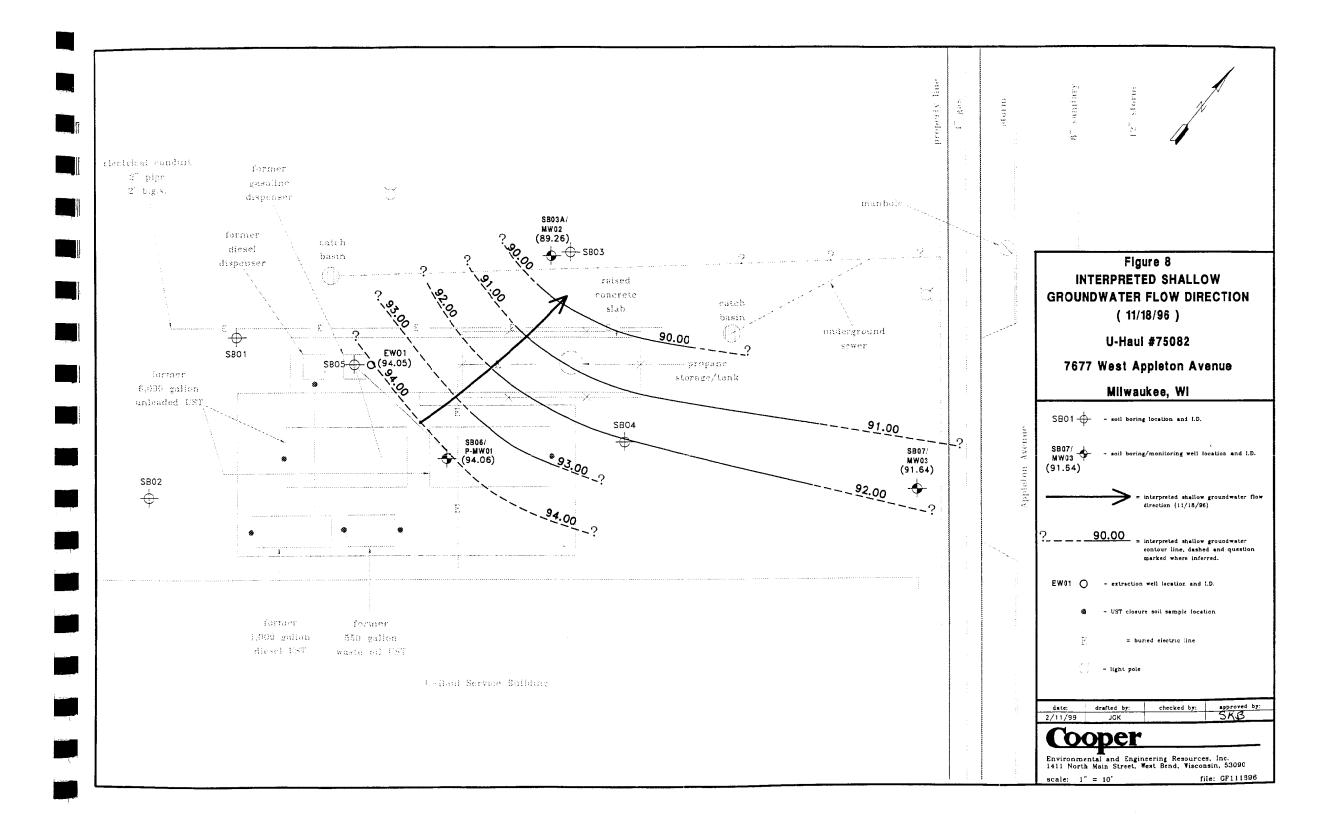
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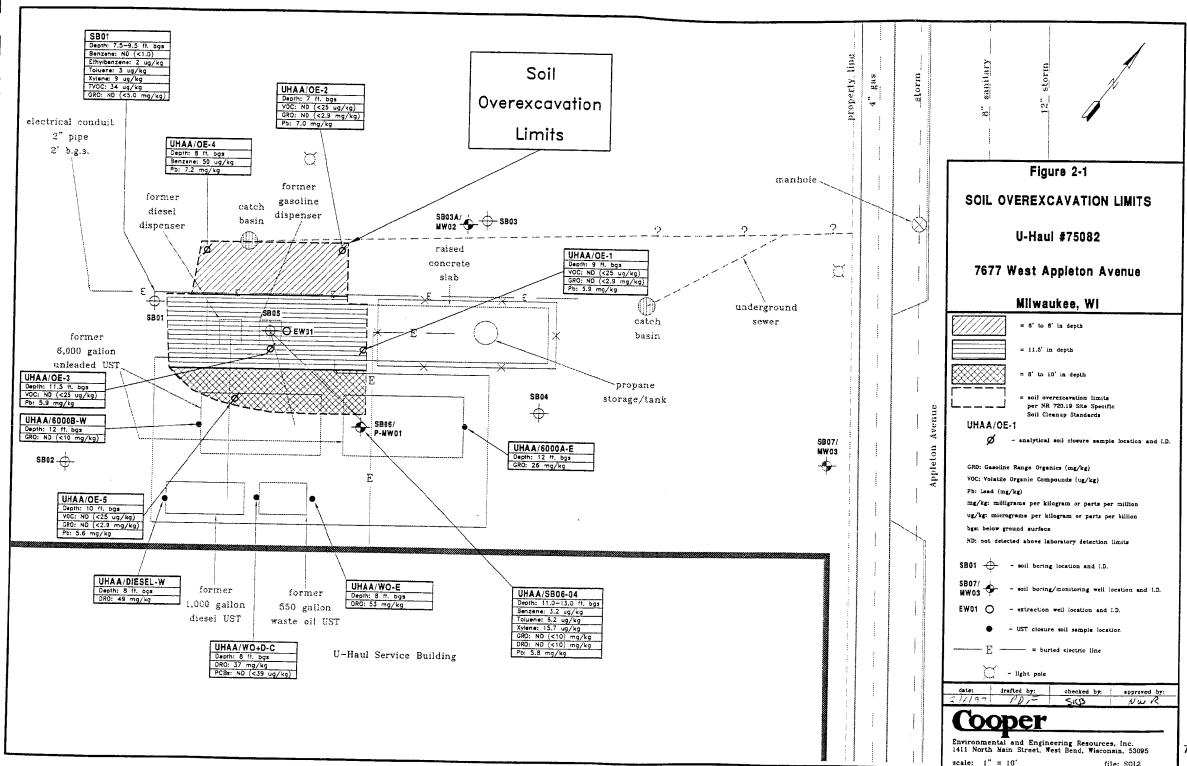


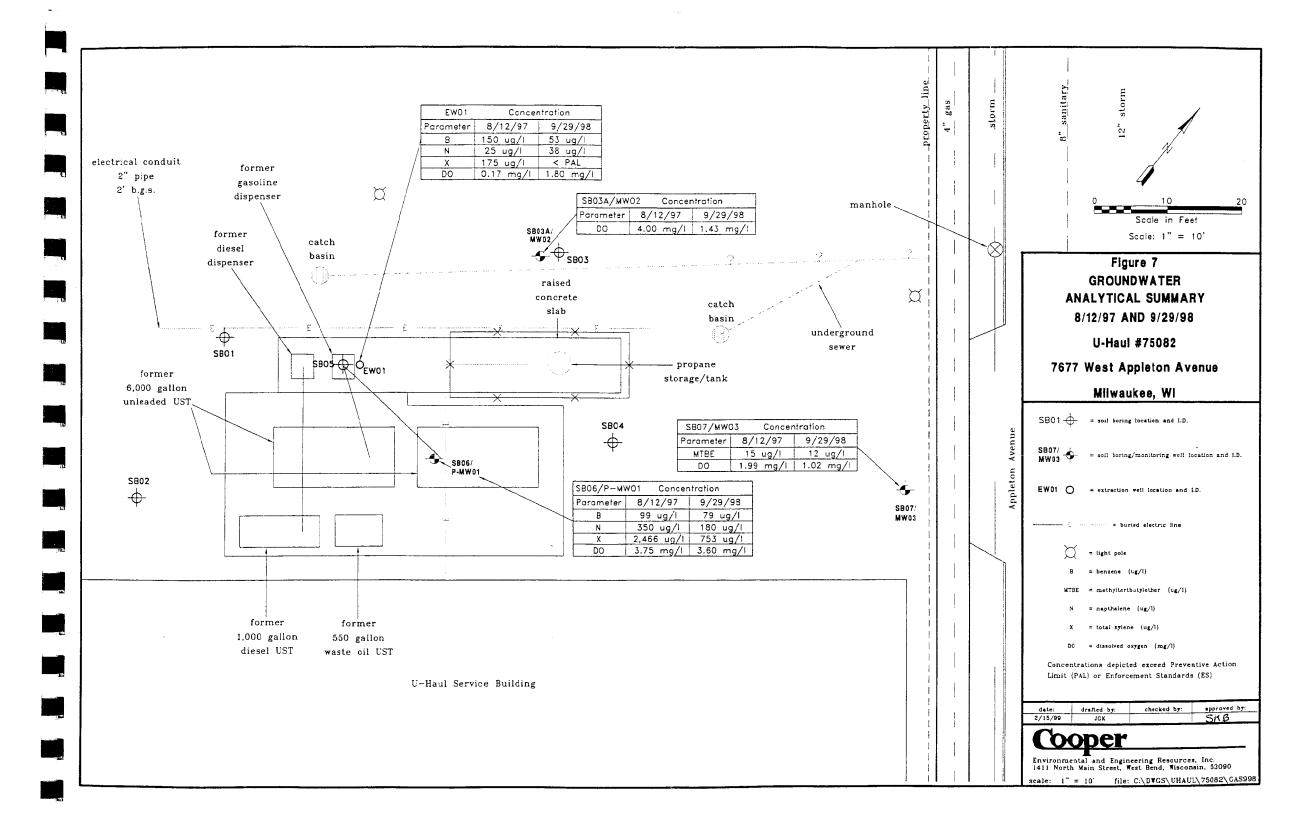












# Table 3 Groundwater Parameter Concentrations Exceeding NR 140 Standards U-Haul No. 75082 7677 W. Appleton Avenue Milwaukee, Wisconsin

Well	Date	Sample						Total	Trimethyl-
Number	Sampled	ID	Benzene	Ethylbenzene	MTBE	Naphthalene	Toluene	Хуїеле	benzenes
	04/21/95	UHAA/P-MW01-1	620	210	100	580	1800	7800	
P-MW01	11/18/96	UHAA/P-MW01-11/96	170	110	27	450	190	7300	
	02/18/97	UHAA/P-MW01-2/97	88	95	ND(<10.0)	360	30	3700	
	05/29/97	UHAA/P-MW01-5/97	96	69	6.7	400	17	2849	
	08/12/97	UHAA/P-MW01-8/97	99	54	ND(<11)	350	23	2466	
	12/22/97	UHAA/P-MW01-12/97	84	47	5	230	17	994	
	03/24/98	UHAA/P-MW01-3/98	120	50	ND(<10)	320	25	1310	1035
	06/10/98	UHAA/P-MW01-6/98	88	55	9.1	320	22	1320	1484
<u> </u>	09/29/98	UHAA/P-MW01-9/98	79	43	5.2	180	18	753	838
	04/21/95	UHAA/MW02-1	ND(<1.0)	ND(<1.0)	2.2	ND(<2.0)	ND(<1.0)	ND(<1.0)	
MW02	11/18/96	UHAA/MW02-11/96	ND(<0.60)	ND(<1.0)	ND(<1.0)		ND(<1.0)	ND(<1.0)	
	02/18/97	UHAA/MW02-2/97	ND(<0.2)	ND(<0.3)	ND(<0.2)		ND(<0.4)	ND(<0.9)	
	05/29/97	UHAA/MW02-5/97	ND(<0.41)	ND(<0.23)	ND(<0.53)		ND(<0.28)	ND(<0.51)	
	08/12/97	UHAA/MW02-8/97	ND(<0.16)	ND(<0.29)	ND(<0.2)		ND(<0.36)	ND(<0.94)	
	12/22/97	UHAA/MW02-12/97	ND(<0.41)	ND(<0.23)	ND(<0.53)		ND(<0.28)	ND(<0.51)	
	03/24/98	UHAA/MW02-3/98	ND(<0.20)	ND(<0.30)	ND(<0.20)		ND(<0.20)	ND(<0.60)	ND(<0.30)
	06/10/98	UHAA/MW02-6/98	ND(<0.26)	ND(<0.24)	ND(<0.22)		ND(<0.21)	ND(<0.97)	ND(<0.86)
<u></u>	09/29/98	UHAA/MW02-9/98	ND(<0.26)	ND(<0.24)	ND(<0.22)		ND(<0.21)	ND(<0.97)	ND(<0.86)
	04/21/95	UHAA/MW03-1	ND(<1.0)	ND(<1.0)	21	ND(<2.0)	ND(<1.0)	ND(<1.0)	
	11/18/96	UHAA/MW03-11/96	ND(<0.6)	ND(<1.0)	18		ND(<1.0)	ND(<1.0)	
MV/03	02/18/97	UHAA/MW03-2/97	ND(<0.2)	ND(<0.3)	17		ND(<0.4)	ND(<0.9)	
	05/29/97	UHAA/MW03-5/97	ND(<0.41)	ND(<0.23)	13		ND(<0.28)	ND(<0.51)	
	08/12/97	UHAA/MW03-8/97	ND(<0.41)	ND(<0.23)	15		ND(<0.28)	ND(<0.51)	
	12/22/97	UHAA/MW03-12/97	ND(<0.41)	ND(<0.23)	14		ND(<0.28)	ND(<0.51)	
	03/24/98	UHAA/MW03-3/98	ND(<0.20)	ND(<0.30)	9.7		ND(<0.20)	ND(<0.60)	ND(<0.30)
	06/10/98	UHAA/MW03-6/98	ND(<0.26)	ND(<0.24)	8.3		ND(<0.21)	ND(<0.97)	ND(<0.86)
	09/29/98	UHAA/MW03-9/98	ND(<0.26)	ND(<0.24)	12		ND(<0.21)	ND(<0.97)	ND(<0.86)
	04/21/95	Not installed							
	11/18/96	UHAA/EW01-11/96	2.6	ND(<1.0)	1.7	3.3	1.7	70	
EW01	02/18/97	UHAA/EW01-2/97	13	270	7.6	7.9	6.9	270	
	05/29/97	UHAA/EW01-5/97	82	19	3.1	110 💸	30	998	
	08/12/97	UHAA/EW01-8/97	150	12	5.5	25	24	175	
	12/22/97	UHAA/EW01-12/97	80	28	3.6	120	9.9	501	
	03/24/98	UHAA/EW01-3/98	78	16	ND(<4.0)	44	ND(<4.0)	80	460
	06/10/98	UHAA/EW01-6/98	170	23	5.5	45	8.5	134	354.5
	09/29/98	UHAA/EW01-9/98	53	16	2.9	38	2	78	303
NR 140 ES			5	700	60	40	343	620	480
NR140 PAL			0.5	140	12	8	68.6	124	96

Notes:

all concentrations reported in ug/L unless noted

all parameters analyzed using EPA Method 8020 unless noted

ND( ) = Not detected above limit of detection (detection limit)

-- = Parameter not analyzed for

MTBE = methyltertbutylether

ES = NR 140 Enforcement Standard

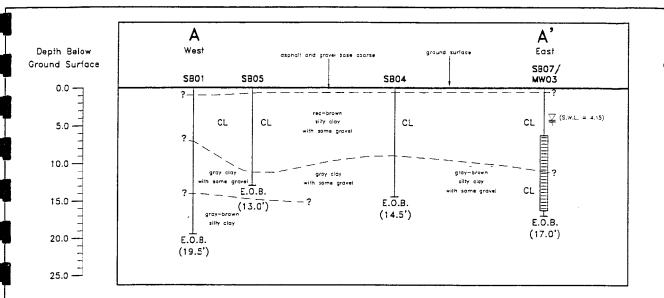
PAL = NR 140 Preventive Action Limit

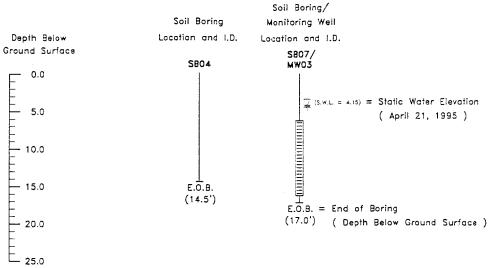
= Enforcement Standard Exceedence

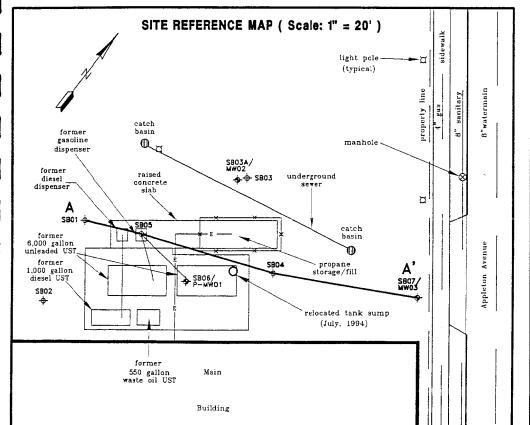
= Preventive Action Limit Exceedence

Samples collected on 4/21/95 are pre-remediation Subsequent dates are post remediation

gw data:gwel







#### USCS SOIL CLASSIFICATION

COARSE-GRAINED SOILS			FINE-GRAINED SOILS			
CLEAN GRAVELS	GW	WELL-GRADED GRAVELS. GRAVEL-SAND MIXTURES. LITTLE OR NO FINES		ML	MORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SUGHT PLASTICTY	
(LITTLE OR NO FINES)	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES. UITLE OR NG FINES	SILTS AND CLAYS LIQUID LIMIT (LESS THAN 50)	CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY CRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS	
GRAVELS WITH FINES	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MOSTURES		OL	OPGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	
(APPRECIABLE AMOUNT OF FINES)	GC	CLAYEY GRAVELS GRAVEL-SANG-CLAY WORTURES		мн	INDRGANE SILTS. MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS	
CLEAN SANDS	sw	WELL-GRADED SANDS. GRAVELLY SANDS, LITTLE OR NO FINES	SILTS AND CLAYS LIQUID LIMIT (GREATER THAN 50)	СН	INGRGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	
(UTILE OR NO FINES)	SP	POORLY-GRADED SANDS. GRAYELLY SANDS. LITTLE OR NO FINES		ОН	GRGANIC GLAYS OF MEGIUM TO HIGH PLASTICITY, ORGANIC SILTS	
SANDS WITH FINES	SM	SILTY SANDS. SAND-SILT MOTURES	HIGHLY ORGANIC SOILS	PT	PEAT. HUMUS. SWAMP SOILS. WITH HIGH ORGANIC CONTENTS	
(APPRECIABLE AMOUNT OF FINES)	sc	CLAYEY SANOS. SANO-CLAY MIXTURES	FILL	HF	NON-INDIGENOUS FILE MATERIAL	

# Figure 5-1 HYDROGEOLOGIC CROSS-SECTION ( A TO A')

U-Haul #75082

7677 West Appleton Avenue

Milwaukee, Wi

Horizontal Scale: 1" = 20'

Vertical Scale: 1" = 10'

Dated:	Drafted by:	Checked by:	Approved by:
9/5/96	PDF	とない	NWR

Cooper

Environmental & Engineering Resources Inc. 1411 North Main Street, West Bend, Wisconsin 53095 File: D:\DWGS\UHAUL\XSECTION